Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Bob Cushman
Town of Greenland
PO Box 100
Greenland, NH 03840-0100

September 17, 2008

RE: Richard Pinney, 21 Great Bay Drive East
Septic Tank Replacement

Dear Bob:

Per your request that Mr, Pinney consult with a licensed designer before undertaking work to replace existing obsolete septic tanks for his home at 21 Great Bay Drive East, I have reviewed the relevant State regulations and consulted with Chris Bryson (NHDES Wetlands Bureau), Jim Falicon (NHDES Subsurface Bureau), and Jay Baas (NHDES Subsurface regional inspector) to confirm the following:

1. The septic tank(s) may be replaced with one or more tanks of the same size or larger, in the same location, without approval from the Subsurface Bureau. This rule applies regardless of proximity to wells or surface water (although the location of the existing tanks is estimated to exceed 75' from the shore of Great Bay and associated wetlands).
2. The existing leach field is not in failure and will be left undisturbed. However, it was agreed by the Shoreland Protection official that septic tank failure falls under the exemption outlined in EnvWq1406.04(c)13, so that no Shoreland Protection permit is required to replace the existing tanks. Again, although the proposed work is expected to be well over 50' from the reference line, this exemption applies regardless of location in or out of the Waterfront Buffer.

Town of Greenland requirements are not addressed in this letter. I have advised the contractor that the new tank should be no closer to the shoreline than the existing tank and 10' from the property line if at all possible. Please call if you have further questions. 603 929-7404.

Sincerely,
Tocky
Anne W. Bialobrzeski
NHDES Designer #348
Stockton Services

Spoke w/ Chris Bryson
Shoreland Inspector
of the day 271-2147
9/17

no permit needed for
failed systems 1406.04(c)B
must restore temporary impact
need permit to increase impervious

called
Jim Falcon
9/17 Replacing broken tank
Septic tank is OK
even w/in 75'
of surface water
no problem w/
shoreland protection

discussed how
shoreland rule
1406.04(c) 13
doesn't specifically
apply to
question of
replacing tanks
upgrading tanks
with larger

PINNEY 550-a

1678 122

Know all men by these presents

that I, Ella H. Richards, of Exeter, in the County of Rockingham, and State of New Hampshire , and I, Frank F. Richards, of said Exeter,

for and in consideration of the sum of One Dollar and other valuable consideration *to me in hand, before the delivery hereof, well and truly paid by*

Richard B. Pinney and Jane A. Pinney, both of Newmarket, in the County of Rockingham, and State of New Hampshire

the receipt whereof .....I..... *do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said*

Richard B. Pinney and Jane A. Pinney

as joint tenants, with right of survivorship, the survivor of them, and his or her heirs and assigns forever.

A certain tract of land, situate in Greenland, in the County of Rockingham, and State of New Hampshire, bounded and described as follows:

Beginning on the Southerly side of a private road at a point 225 feet Westerly from a stone wall dividing the premises formerly of George E. Brackett and premises formerly of Charles E. Pickering, at land of Robert S. and Marjorie Berry and thence running Southerly by said Berry land 385 feet, more or less, to land now or formerly of John Carlton; thence turning and running Westerly by said Carlton land 289 feet, more or less, to land now or formerly of Beekman; thence turning and running Northerly by said Beekman land 204 feet, more or less, to said private road; thence turning and running Easterly by said private road 279 feet to said Berry land at the point of beginning.

Also conveying the right of way to said premises by way of the roads as they now are.

Also conveying to the said grantees, the survivor of them and his or her heirs and assigns, a right of way for all purposes of ingress and egress to be used in common with others; said right of way being ten feet in width and running from said private road to the shore of Great Bay between land now or formerly of Ralph L. and Mary F. Dunlop and land of David Brackett.

Being a portion of the premises conveyed to Frank F. Richards by deed of John Brackett, recorded in the Rockingham County Registry of Deeds, Book 1215, Page 302. See also deed of Frank F. Richards to Ella H. Richards.

It is agreed by the parties that this deed shall also convey all the Grantor's right, title and interest in a certain barn which is located partly on the premises hereinabove described; and that it shall be the responsibility of the Grantees either to remove the barn or re-locate it entirely on the said premises.

No stamp required 1384 230

(STATUTORY FORM OF)

WARRANTY DEED

I, Frank F. Richards

of Greenland, Rockingham County, State of New Hampshire, for consideration paid, grant to Ella H. Richards, my wife

of Greenland, Rockingham County, State of

, with WARRANTY covenants.

(Description of land or interest being conveyed; incumbrances; exceptions, reservations, if any)

A certain camp lot in said Greenland, with the buildings thereon, more particularly described as follows:- Beginning at a pipe on the shore of Great Bay located on the north west corner of land now or formerly of the grantor and running in a southerly direction along land now or formerly of said grantor 200 feet, more or less, to another pipe driven near the road; thence along the road westerly 50 feet, more or less, to a pipe located at the south east corner of land now or formerly of David H. Brackett; thence northerly 243 feet, more or less, along land of said David H. Brackett to a pipe on the shore of Great Bay; thence easterly along the shore of said Great Bay to point of beginning.

Being the same premises conveyed to me by deed of Thomas J. Brackett, dated June 20, 1950, and recorded in Rockingham Registry Book 1175, Page 240.

Also a certain lot of land with the buildings thereon, located in said Greenland, more specifically described as follows: Beginning at a pipe on the shore of Great Bay which is the northwest corner of the lot of Gertrude A. Cleary, thence following southerly along side said Cleary's lot to a pipe driven near the road a distance of 209 feet, more or less; thence westerly 50 feet to another pipe near the road; thence northerly and parallel to the first boundary line to a pipe on the shore of Great Bay a distance of 200 feet, more or less; thence easterly along the shore of said Great Bay to the starting point.

A right of way to this lot by way of the roads as they now are or as they may be changed by mutual agreement is also granted.

Being the same premises conveyed to me by deed of Thomas J. Brackett dated January 3, 1949, and recorded in said Registry, Book 1123, Page 393.

Subject to a mortgage to the Manchester Federal Savings & Loan Assn., which the grantee assumes and agrees to pay.

dower

Witness my hand and seal this 3rd day of February 1956.

Witness:

Frank F. Richards

THE STATE OF NEW HAMPSHIRE

Rockingham ss. February 3, 1956

Then personally appeared the above named Frank F. Richards

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Justice of the Peace.

My N. P. commission expires 19

Received and recorded Feb. 6, 2:05 P.M., 1956.

1175 240 **Know all Men by these Presents**

That ~~we~~ I, Thomas J.Brackett of Greenland, Rockingham County, State of New Hampshire for and in consideration of the sum of One dollar and other valuable considerations to ~~me~~ in hand before the delivery hereof well and truly paid by Frank F.Richards the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Frank F.Richards and his heirs and assigns forever

a certain camp lot in Greenland, New Hampshire, more particularly described as follows:- Beginning at a pipe on the shore of Great Bay located on the north west corner of the land of said Frank F.Richards and running in a southerly direction along the land of said Frank W.Richards 200 feet more or less to another pipe driven near the road; thence along the road westerly 50 feet more or less to a pipe located at the south east corner of the land of David H.Brackett; thence northerly 243 feet more or less along the land of said David H.Brackett to a pipe on the shore of Great Bay; thence easterly along the shore of said Great Bay to point of beginning.

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to the said and his heirs and assigns, to him them and their only proper use and benefit forever. And I Thomas J.Brackett the said and my heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Frank F.Richards and his heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will WARRANT and DEFEND the same to the said Frank F.Richards and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Blanche G.Brackett, wife of the said Thomas J.Brackett in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved, or secured to us, or either of us, by Chapter 260 of the Revised Laws of New Hampshire, or by any other statute or statutes of said State.

In witness whereof we have hereunto set our hands and seals this 20th day of June in the year of our Lord 19 50

Signed, sealed and delivered in presence of:

John R. Bartlett.
Richard H. Bartlett.

Thomas J. Brackett
Blanche G. Brackett

State of New Hampshire Rockingham ss. June 20 A. D. 19 50

Then personally appeared Thomas J.Brackett and Blanche G.Brackett known to me, or satisfactorily proven, to be the person s whose name s are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, Lemuel R. Folsom Justice of the Peace
Notary Public

NOTARY PUBLIC STATE OF NEW HAMPSHIRE

Received and recorded July 5, 12:10 P.M., 1950.

1583 263

Know all men by these presents

that I, Ella H. Richards of Exeter, in the County of Rockingham and The State of New Hampshire

for and in consideration of the sum of One Dollar and other valuable consideration

to me in hand, before the delivery hereof, well and truly paid by

Ralph L. Dunlop and Mary F. Dunlop, both of Hampton, in the County of Rockingham, and The State of New Hampshire

the receipt whereof .....I..... *do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said*

Ralph L. Dunlop and Mary F. Dunlop

as joint tenants, with right of survivorship, the survivor of them, and his or her heirs and assigns forever.

A certain tract of land, together with the buildings thereon, situate in Greenland, County of Rockingham and The State of New Hampshire, and being more particularly bounded and described as follows:

Beginning at a pipe on the shore of Great Bay at the Northwest corner of land now or formerly of Gertrude A. Cleary, and thence running Southerly by said Cleary land 209 feet, more or less, to an iron pipe driven in the ground by a private road; thence turning and running Westerly by said road 90 feet to a right-of-way; thence turning and running Northerly by said right-of-way on a line parallel to and ten feet **Easterly** of land now or formerly of David Brackett 243 feet, more or less, to the shore of Great Bay; thence turning and running Easterly by said Great Bay to the point of beginning.

Conveying also the right-of-way to said premises by way of the roads as they now are.

Being the same premises conveyed to Frank F. Richards by Thomas J. Brackett by deed dated January 3, 1949 and June 20, 1950, recorded in the Rockingham County Registry of Deeds, Book 1123, Page 393 and Book 1175, Page 240 respectively, excepting a ten foot strip leading from the road to Great Bay and abutting land now or formerly of David H. Brackett. See also deed of Frank F. Richards to Ella H. Richards.

1123 393

Know all Men by these Presents

That I, Thomas J. Brackett of Greenland, New Hampshire

for and in consideration of the sum of One dollar and other valuable considerations to me in hand before the delivery hereof well and truly paid by Frank F. Richards of Exeter, New Hampshire the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Grantee and his heirs and assigns forever

A certain lot of land located in Greenland, New Hampshire, more specifically described as follows:-
Beginning at a pipe on the shore of Great Bay which is the northwest corner of the lot of Getrude A. Cleary, thence following southerly along side said Cleary's lot to a pipe driven near the road a distance of 209 feet more or less; thence westerly 50 feet to another pipe near the road; thence northerly and parallel to the first boundary line to a pipe on the shore of Great Bay a distance of 200 feet more or less; thence easterly along the shore of said Great Bay to the starting point.

A right of way to this lot by way of the roads as they now are or as they may be changed by mutual agreement is also granted.

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to him the said Frank F. Richards and his heirs and assigns, to them and their only proper use and benefit forever. And I the said grantor and my heirs, executors and administrators do hereby covenant, grant and agree, to and with the said grantee and his heirs and assigns that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will WARRANT and DEFEND the same to the said Grantee and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Blanche G. Brackett, wife of the said Grantor in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved, or secured to us, or either of us, by Chapter 260 of the Revised Laws of New Hampshire, or by any other statute or statutes of said State.

In witness whereof we have hereunto set our hands and seals this 3rd day of January in the year of our Lord 19 49

Signed, sealed and delivered in presence of:

Loretta P. Nelson
T. A. Nelson

Thomas J. Brackett
Blanche G. Brackett

State of Florida
~~State of New Hampshire~~ Sarasota ss. January 3 N. D. 19 49

Personally appeared Thomas J. Brackett and Blanche G. Brackett known to me, or satisfactorily proven to be the person whose name s are subscribed to the foregoing instrument and acknowledged that he y executed the same for the purposes therein contained.

Before me, Mary L. Strang
Notary Public, State of Florida at Large
My commission expires May 17, 1949.
Bonded by American Surety Co.

STATE OF FLORIDA

STATUTORY FORM OF

Warranty Deed

BK2367 P1635

Jul 21 3 25 PM '80 Rockingham County Registry of Deeds 13289

WE, RALPH L. DUNLOP and MARY F. DUNLOP,

of Greenland, Rockingham County, State of New Hampshire, for consideration paid, grant to RICHARD B. PINNEY and JANE A. PINNEY, as joint tenants with the right of survivorship,

of Great Bay Drive East (Street) Greenland (Town or City)

Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

A certain tract of land, together with the buildings thereon, situated in Greenland, County of Rockingham, and the State of New Hampshire, and being more particularly bounded and described as follows:

Beginning at a pipe on the shore of Great Bay at the Northwest corner of land now or formerly of Gertrude A. Cleary, and thence running Southerly by said Cleary land 209 feet, more or less, to an iron pipe driven in the ground by a private road; thence turning and running Westerly by said road 90 feet to a right of way; thence turning and running Northerly by said right of way on a line parallel to and 10 feet Easterly of land now or formerly of David Brackett 243 feet, more or less, to the shore of Great Bay; thence turning and running Easterly by said Great Bay to the point of beginning.

Conveying also the right of way to said premises by way of the roads as they now exist.

Being the same premises conveyed to us by deed of Ella H. Richards dated May 16, 1961, recorded in Rockingham Records, Book 1583, Page 263.

Taxes for the year 1980 have been prorated as of the date of this deed, and payment thereof shall be assumed by the grantees.

11619
1945 3

And we, being husband and wife of ~~said Grantor~~, release to said Grantee all rights of homestead and other interests, if any, therein.

WITNESS our hand s this 21st day of July, 1980.

Witness:

Everett Mollond
D Toth

Ralph L. Dunlop
Ralph L. Dunlop

Mary F. Dunlop
Mary F. Dunlop

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 21st day of July, 1980, by RALPH L. DUNLOP and MARY F. DUNLOP.

Everett Mollond
Justice of the Peace
~~Notary Public~~

086805 STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION JUL21'80 175.00 R.R. 10665

For Greenland, NH

New Search Print Google Map Log Out

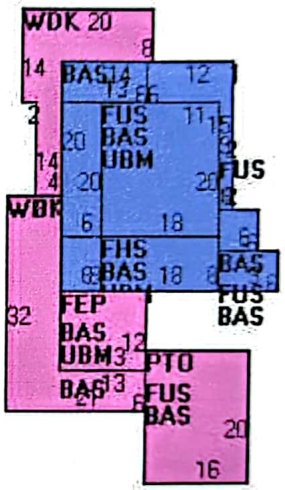
21 GREAT BAY DRIVE EAST

Click to Enlarge

Click to enlarge

MBLU :	0/R 13/ 22/ / /
Location:	21 GREAT BAY DRIVE EAST
Owner Name:	PINNEY RICHARD B
Account Number:	981

SEARCH FOR SIMILAR SALE PROPERTIES



Parcel Value

Item	Assessed Value
Buildings	101,100
Extra Building Features	0
Outbuildings	5,100
Land	705,000
Total:	**811,200**

Owner of Record

PINNEY RICHARD B
PINNEY JANE A

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
PINNEY RICHARD B	02367/1635	7/1/1980	
DUNLOP RALPH & MARY F	01583/0263		

Land Line Valuation

Size	Zone	Assessed Value
0.53 AC	RES	705,000

KINGS FI
BAYRIDGE RD
BAYRIDGE DR
GREAT BAY DR EAST
CARLTON DR
GREAT
GREAT BAY DR WEST